

085.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

680,700 / 680,700

USE VALUE:

680,700 / 680,700

ASSESSED:

680,700 / 680,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HILL LUCINDA M	
Owner 2:	
Owner 3:	

Street 1: 10 CRESCENT HILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: THAYER DAVID S -

Owner 2: -

Street 1: 10 CRESCENT HILL AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474-2502

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	6									415,801						415,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	5800.000	259,800	5,100	415,800	680,700	

Total Card	0.133	259,800	5,100	415,800	680,700	Entered Lot Size
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Total Parcel	0.133	259,800	5,100	415,800	680,700	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit /Card:	481.40	/Parcel:	481.40	Land Unit Type:
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PREVIOUS ASSESSMENT

Parcel ID

085.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,800	5100	5,800.	415,800	680,700		Year end	12/23/2021
2021	101	FV	251,700	5100	5,800.	415,800	672,600		Year End Roll	12/10/2020
2020	101	FV	251,800	5100	5,800.	415,800	672,700	672,700	Year End Roll	12/18/2019
2019	101	FV	206,800	5100	5,800.	409,900	621,800	621,800	Year End Roll	1/3/2019
2018	101	FV	206,800	5100	5,800.	314,800	526,700	526,700	Year End Roll	12/20/2017
2017	101	FV	206,800	5100	5,800.	297,000	508,900	508,900	Year End Roll	1/3/2017
2016	101	FV	206,800	5100	5,800.	273,200	485,100	485,100	Year End	1/4/2016
2015	101	FV	201,600	5100	5,800.	255,400	462,100	462,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAYER DAVID S	30812-470		10/29/1999		282,000	No	No		
	11992-150		5/4/1971		25,000	No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
5/25/2006	407	Wood Dec	9,000						9/15/2018	Inspected	BS	Barbara S							
									8/30/2018	MEAS&NOTICE	BS	Barbara S							
									11/19/2008	Meas/Inspect	345	PATRIOT							
									6/19/2000	MLS									
									1/20/2000	Mailer Sent									
									1/20/2000	Measured	276	PATRIOT							
									12/1/1981		MS								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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